

# 1943 Profile of the Greenpoint, Brooklyn area

from the 1943 *New York City Market Analysis*



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# BROOKLYN 1

Greenpoint

Right: Nassau Avenue at  
Monitor Street looking  
west



North from Manhattan Avenue and Kent Street

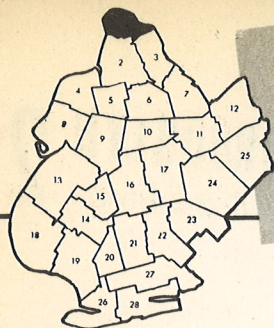


Freeman Street between Franklin Street and Manhattan Avenue



Left: Oakland Street at  
Nassau Avenue looking  
north





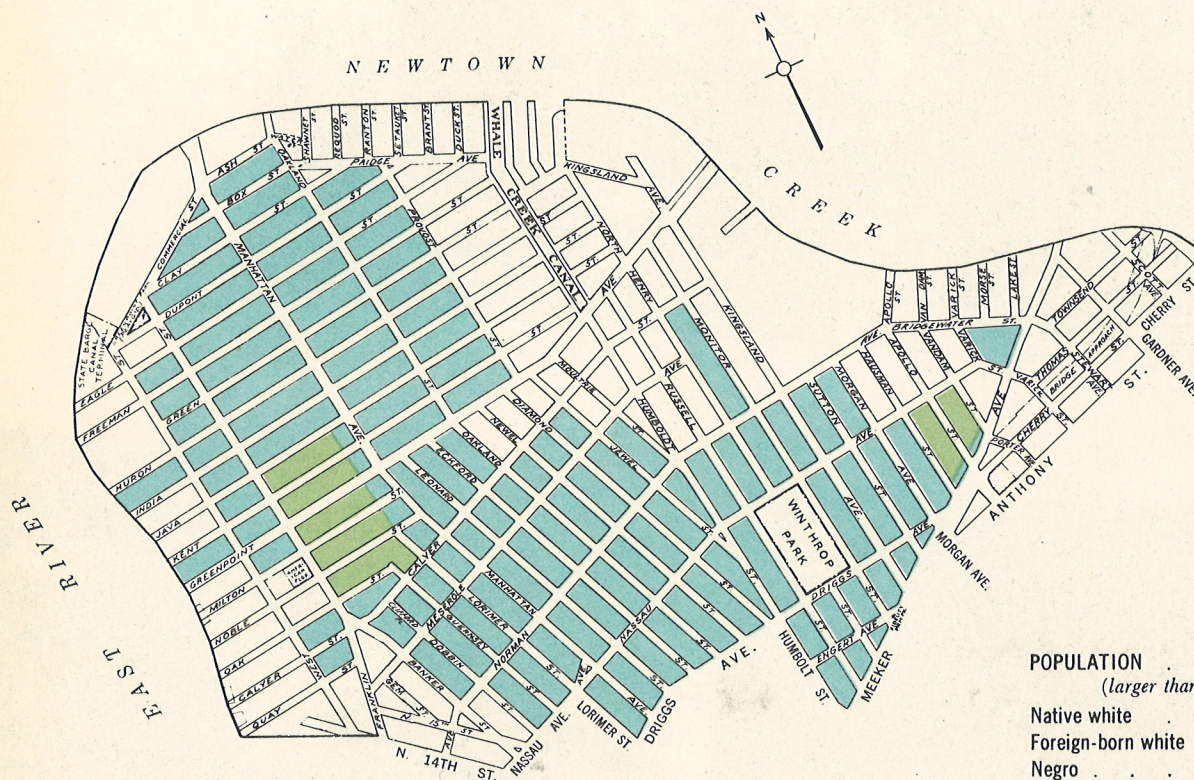
# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

BROOKLYN

1

## Greenpoint



Greenpoint is largely industrial. It contains a wide variety of plants, including foundries, machine works and chemical plants, along the waterfront and adjacent streets. Several warehouses and wholesale establishments are also to be found here. A densely crowded, low rent residential area houses 53,994 people in old one and two-family frame houses and in tenements. Manhattan and Greenpoint Avenues are the two principal retail business streets. There is a scattering of small neighborhood stores.

POPULATION	53,994
(larger than Pittsfield, Mass.)	
Native white	41,194
Foreign-born white	12,761
Negro	4
Other races	35

*Polish Jews, scattered throughout, make up more than one-third of the foreign-born; others are mixed Europeans.*

FAMILIES	14,284
—owner families	2,178
—tenant families	12,106

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	17
100-149	6,000-9,999	83
75- 99	4,500-5,999	132
50- 74	3,000-4,499	351
30- 49	1,800-2,999	3,022
40- 49	2,400-2,999	752
30- 39	1,800-2,399	2,270
Under 30	Under 1,800	10,406
Unknown		273

Median family expenditure	\$1,448
Average family expenditure	\$1,639

RESIDENTIAL STRUCTURES	4,130
—one-family houses	432
—two-family houses	970
—three-or-more-family houses	2,728